

UNOFFICIAL COPY

This Instrument was prepared by
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Northbrook, IL 60065-0187

Doc# 2325834290 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2023 11:54 AM Pg: 1 of 2

Dec ID 20230801601190
ST/CO Stamp 0-213-446-096 ST Tax \$335.00 CO Tax \$167.50
City Stamp 0-046-407-120 City Tax: \$3,517.50

After recording, please mail to:

Shawn Bolger Ltd.
9760 Franklin Ave
PO BOX 1208
Franklin Park, IL 60131

Mail Subsequent Tax Bills to:

Ashley Mireya Hernandez-Carrillo
5723 S. Normandy Ave.
Chicago, IL 60638

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **FAMILY FIRST PROPERTY VENTURES, LLC**, a Nevada limited liability company, of 6030 S. Komensky, Chicago, IL 60629, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and WARRANT** unto **ASHLEY MIREYA HERNANDEZ-CARRILLO**, an unmarried woman, GRANTEE, of Cook County, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

THE SOUTH 30 FEET OF THE NORTH HALF OF LOT 5 IN BLOCK 64 IN FREDERICK H. BARTLETT'S FIFTH ADDITION TO BARTLETT HIGHLANDS BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 5723 S. Normandy Ave., Chicago, IL 60638
PIN: 19-18-218-004-0000

Subject to: Covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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DATED this 17th day of August, 2023.

**FAMILY FIRST PROPERTY VENTURES, LLC, a Nevada
limited liability company**

By: *Rafael Martinez* (SEAL)
Rafael Martinez, its Manager

By: *Margarita Martinez* (SEAL)
Margarita Martinez, its Manager

Property of Cook County Clerk's Office

State of ILLINOIS)
) SS
County of LAKE)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY, RAFAEL MARTINEZ and MARGARITA MARTINEZ, Managers of FAMILY FIRST PROPERTY VENTURES, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of August, 2023.

RAC
NOTARY PUBLIC

